



3 Watery Lane

Dunholme, Lincoln, LN2 3QW

£325,000

A deceptively spacious four bedroomed detached dormer bungalow situated in this popular location within the village of Dunholme. The property has been extended to the front and rear of the property and offering flexible living accommodation to briefly comprise of Entrance Porch, Hallway, Lounge, Kitchen, Dining Area, Sun Room, Utility Room, three downstairs Bedrooms, downstairs Shower Room and First Floor Landing leading to further Bedroom and Bathroom. The property is set back from the road with a long driveway providing ample off road parking which also gives access to the Tandem Double Garage. To the rear of the property there is a generous sized garden giving the potential to extend further (Subject to planning permissions). Viewing of the property is recommended and is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Traveling north along the A46 bypass, turn left where signposted Dunholme and proceed along Lincoln Road. Turn left onto Ryland Road, almost immediately turn right onto Watery Lane where the property can be located on the left hand side.

LOCATION

Located in the popular village of Dunholme, to the north of the historic Cathedral and University City of Lincoln. The village, along with Neighbouring villages of Welton and Nettleham, offers a good range of amenities including schools, shops, public houses and leisure facilities.

ENTRANCE PORCH

With UPVC double glazed external door to the front elevation and door onto hallway.



HALLWAY

With stairs to the first floor, radiator and doors to kitchen, utility room, shower room, three bedrooms and lounge.

LOUNGE

18' 5" x 16' 4" (5.61m x 4.98m) , with UPVC double glazed window to the front elevation and radiator.

KITCHEN

13' 4" x 11' 8" (4.06m x 3.56m) , with UPVC double glazed window to the side elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1 1/2 bowl stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, plumbing and space for dishwasher, storage cupboard, radiator and opening into dining area.



DINING AREA

13' 2" x 7' 8" (4.01m x 2.34m) , with radiator, light tube and opening into sun room.

SUN ROOM

13' 3" x 12' 8" (4.04m x 3.86m) , with UPVC double glazed windows and door into the rear garden, radiator, lighting and power points.

UTILITY ROOM

10' 0" x 7' 8" (3.05m x 2.34m) , with UPVC double glazed window to the side elevation, UPVC double glazed window and door to the rear elevation, plumbing and space for washing machine.



BEDROOM

10' 4" x 11' 0" (3.15m x 3.35m) , with UPVC double glazed window to the front elevation and radiator.

BEDROOM

10' 4" x 8' 9" (3.15m x 2.67m) , with UPVC double glazed window to the side elevation and radiator.

BEDROOM

10' 4" x 9' 9" (3.15m x 2.97m) , with UPVC double glazed window to the side elevation, built-in wardrobe and radiator.

SHOWER ROOM

7' 8" x 4' 6" (2.34m x 1.37m) , with UPVC double glazed window to the rear elevation, tiled flooring, suite to comprise of low level WC, wash hand basin, walk-in shower cubicle, partly tiled walls and radiator.



FIRST FLOOR LANDING

With UPVC double glazed window to the rear elevation, radiator and doors to bedroom, bathroom and attic space.

BEDROOM

11' 9" x 10' 6" (3.58m x 3.2m) , with UPVC double glazed window to the rear elevation and radiator.

BATHROOM

10' 3" x 8' 7" (3.12m x 2.62m) , with UPVC double glazed window to the rear elevation, suite to comprise of low level WC, wash hand basin, bidet and bath with shower over, storage cupboard, partly tiled walls, radiator and extractor fan.



OUTSIDE

To the front of the property there is a long driveway providing ample off road parking and giving access to the Tandem Double Garage. There is a gravelled area providing further off road parking if required. To the rear of the property there is a patio seating area with garden shed, the patio area leads to a generous sized lawned garden with a wide variety of plants, shrubs and trees, two greenhouses and side access into the garage.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Silks and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Silks & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

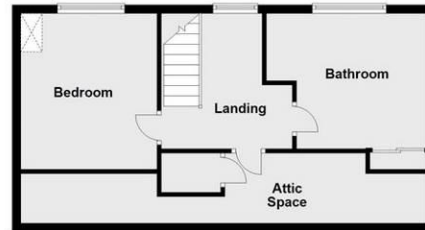
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 1397.1 sq. feet



First Floor
Approx. 506.9 sq. feet



Total area: approx. 1904.0 sq. feet

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

